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design
resources in the
OAKLAND
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DESIGN RESOURCES IN THE OAKLAND CENTRAL DISTRICT

This publication is one of a series of Information Reports scheduled to be released as part of the Oakland Central District Study. The study is being conducted by the Oakland City Planning Department as authorized by the Oakland City Planning Commission. The Central Business District Planning Advisory Committee, whose members have been appointed by the Central Business District Association of Oakland, is acting as the citizens' advisory group to the study.

August 1963

Report prepared by the staff of the Oakland City Planning Department

Illustrations by Joseph M. Kourakis, Assistant Planner



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INTRODUCTION

The Oakland Central District Study, to be completed in late summer, 1964, will provide a coordinated plan for the area between 27th Street, the western shore of Lake Merritt and the Lake Merritt Channel, the Oakland Estuary, and the right-of-way for the proposed Grove-Shafter Freeway (traversing the blocks between Brush and Castro Streets). The Plan will include clear statements of goals and policies, will prescribe a detailed program for action, and will establish a framework for making decisions and resolving the serious problems besetting the area. The Plan studies are concerned with three major factors: land use (the activities taking place and the structures and facilities in which they occur), circulation (movements of vehicles and pedestrians), and visual appearance of the district, each of which are in reality inseparable with continuing reciprocal relationships. But in order for the Plan to be effective, realistic and useful, it must reflect the values and objectives of those to be affected by it, and must have their support and understanding. As a means of accomplishing this, a series of Information Reports on various aspects of interest will be issued periodically, prior to completion of the Study.

This Information Report focuses on the design resources in the Central District and includes material gathered while analyzing the existing visual form of the District. The analysis involved two aspects, the overall visual form and organization and a detailed survey of existing design resources. A portion of the results of the latter study comprises the body of this report.

The role of the analysis of the overall visual form and organization can be explained by a comparison to the design of an individual building. In the design of a building, efforts are made so that the main entrance is readily identified and that the lobby is a pleasant sorting area allowing quick identification of the circulation routes, whether they be stairs, elevators, or corridors. Where several distinct activities occur in the same structure or on the same site, the design often seeks to identify these sub-areas. Attention is directed as well to the overall appearance of the building, its relationship to the natural features of the site and neighboring facilities. This same approach is valid in the planning of cities, and districts within cities, and will be applied to the planning of the Oakland Central District. The analysis of the visual form of the Central District considered those aspects which correspond to the above analogy and recorded such items as the main entrances, recognizable circulation routes which orient the user, and distinctive sub-areas. The survey noted weaknesses as well as assets.

The detailed survey of the study area recorded the design resources which now exist. These elements may be natural (the Lake Merritt or Estuary frontage), man-made (a building or other structure), or a fusion of both which results in vistas, panoramic views and other visual combinations. These elements determine to a large extent our impression of an area and whether we enjoy our physical surroundings or

are repulsed by them. The Oakland Central District has many unrecognized resources in all three categories. Fine buildings have been defaced with numerous signs or inappropriate remodeling which hides from view their finer features, or are so hemmed in by neighboring structures that they are no longer evident. Likewise, areas along our shorelines have been isolated from public view and access and allowed to continue in an undeveloped condition, robbing the community of good development potential and amenities possible on waterfronts.

Major attention is given to existing elements since any plan must recognize that a large majority of present facilities will remain in the foreseeable future. They therefore must necessarily be given careful consideration in the plan formulation processes and be integrated into the final design. These buildings from past years, though, are not merely structures to be tolerated, but are instead real resources to be used. They deserve thorough consideration and utilization of their space qualities, workmanship and materials, which in many cases are no longer attainable under current economics and construction methods. The sheer design excellence of many of them also offers practical economic value to the user as a means of advertising or identification. Rehabilitation and reuse may also be less expensive than demolition and reconstruction.

In the past, a wide variety of buildings of varying ages and styles were often considered a handicap. For a business to be financially successful it was deemed necessary to "modernize" the building to conform to a design idiom of the particular period. Such attempts, since they were often limited by original construction and budgetary restraints, usually resulted in development which destroyed the integrity of the original design and achieved a solution which was not even an adequate representation of the period. Clear and dramatic lessons have been learned from these "modernizations", and from experiences with wholesale clearance in redevelopment throughout the country. The public has become increasingly aware that visual variety is desirable; that there are community attachments (social and historical) to buildings of previous periods; that many older structures have fine design qualities which cannot be duplicated in newer structures; and that these structures still have an economic life and will continue to contribute to the development of the city. It is the recognition of the role of such existing elements which prompted the City Planning Staff to undertake the survey of visual resources as part of the overall planning approach.

The following pages present a selected group of buildings in the Oakland Central District, representing partial results of the survey of visual resources. The survey was conducted on foot by architecturally trained members of the City Planning Department. Visually significant elements were entered on specially prepared survey cards, and photographs were later added. The location of each recorded element was entered on a large reference map (1 inch equals 200 feet), which is indexed to survey cards, census tracts, and Sanborn Maps. A total of 325 blocks are included within the survey area, with 1600 visual survey cards on file. The survey results are available for public use in the City Planning Department, 6th Floor, City Hall, Oakland. The Department is interested in supplementing the data gathered, and would appreciate receiving information on visually significant buildings within the study area, as well as additional information on structures listed in this report.

GUIDES FOR UTILIZING DESIGN RESOURCES

At first glance, some of the choices of design resources in this report might seem unwarranted. However, in our survey we have considered basic or original merit and future potential in making our decisions. We are confident that rehabilitation or remodeling can justify these assessments. The general guides and examples included in this section are provided as a brief introduction to assist owners, developers and public agencies in properly utilizing the existing Central District resources.

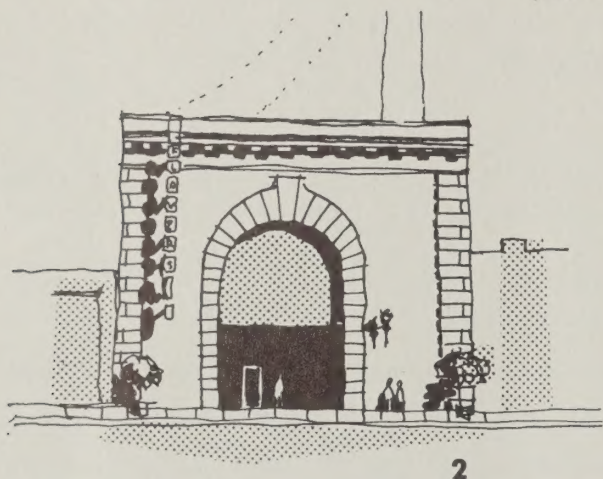
Where it has been determined that a structure is a design resource, the following methods of preservation and rehabilitation are proposed:

- a. Maintain and preserve the existing structure in its original condition.
- b. Repair and replace all worn and obsolete parts according to original specifications.
- c. Restore or reconstruct major elements adhering to the original design intent where inappropriate remodeling has occurred.

In undertaking these actions, two basic objectives of design should be reflected:

- a. A building should be designed and maintained as a unit with signs and other attachments integrated in a manner which complements the overall design.
- b. All elements of the original design including fenestration, ornamentation, materials, etc., are individually important to the total design and should be maintained or restored.

The sketches presented here illustrate rehabilitation attempts which were successful in varying degrees or, in some cases, totally unsatisfactory. They portray particular aspects of the rehabilitation process requiring attention.



1, 2, 3

These buildings exemplify conversion to a new use while retaining the original basic design. A minimum of structural changes were undertaken. Color, where used, accents the basic form and architectural ornamentation rather than detracting from them. Signs and other surface applications are minimal and subordinate to the overall design.



4

This remodeling of an undistinguished older structure shows that extensive redesign in a contemporary idiom may be a valid solution. The building remains integrated and is not broken into chaotic parts by signing or other eye-catching devices. The solution commands attention by virtue of its clarity and completeness.



The principles of integration of subordinate elements, and preservation of original form were illustrated in the preceding examples. The Central District is filled with blatant violations of these simple principles, some of whose consequences are shown on the following page.

5

Here the original facade treatment has been stripped and replaced by a stucco surface devoid of architectural quality. Hence, one more element which could add variety and historical continuity has been removed.



5

6

Destruction of the unity of a structure is often accomplished by placing an incongruous front on a segment of the existing facade.



6

7, 8

Recent remodeling and maintenance of upper stories in these buildings recognize design merit and retain the original treatment. But the ground floor facade remains cluttered and hidden behind a maze of signs which overwhelms the subtle design of the building. The clutter also weakens the building's relationship to the street and destroys its identity to the passing pedestrian and motorist.



7



8

DESIGN RESOURCES - a preliminary map

LEGEND :

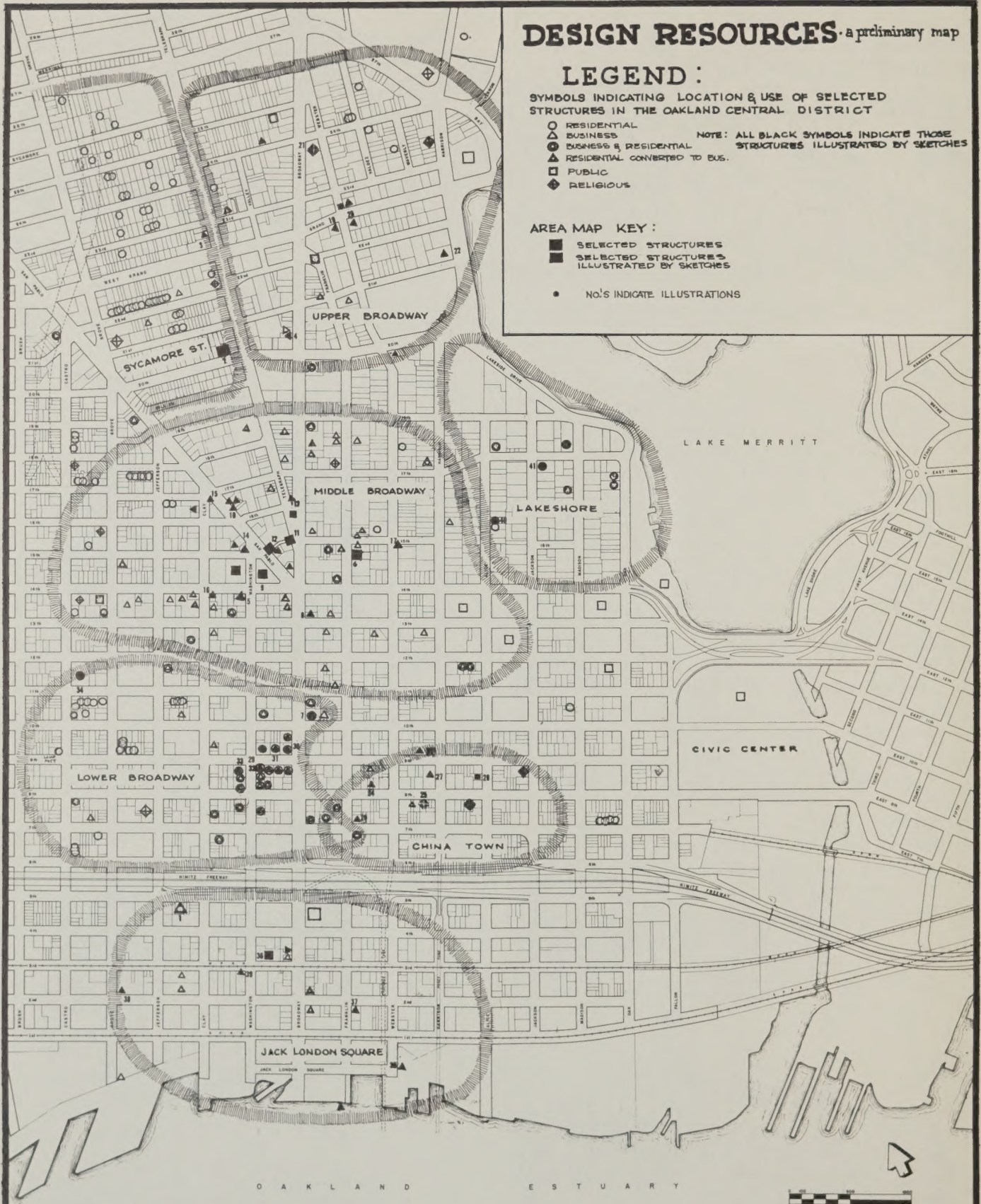
SYMBOLS INDICATING LOCATION & USE OF SELECTED STRUCTURES IN THE OAKLAND CENTRAL DISTRICT

- RESIDENTIAL
 - △ BUSINESS
 - △ BUSINESS & RESIDENTIAL
 - △ RESIDENTIAL CONVERTED TO BUS.
 - PUBLIC
 - ◆ RELIGIOUS
- NOTE: ALL BLACK SYMBOLS INDICATE THOSE STRUCTURES ILLUSTRATED BY SKETCHES

AREA MAP KEY :

- SELECTED STRUCTURES
- SELECTED STRUCTURES ILLUSTRATED BY SKETCHES

• NO.'S INDICATE ILLUSTRATIONS



OAKLAND CENTRAL DISTRICT

CITY PLANNING COMMISSION

OAKLAND, CALIFORNIA

SELECTION OF DESIGN RESOURCES

The choice of structures noted in this report was based upon preliminary inspection of survey data and consideration of the following factors:

1. Excellence of architectural design and esthetic value.
2. Historical significance, representing an historic or architectural period or an historic personage or event of importance to the community.
3. Imminent danger that the building may be lost or damaged by poor remodeling due to inadequate recognition of worth.
4. Potential for easy conversion to a new use with retention of the original design.

Pursuant to the above criteria, 267 buildings and other structures have been selected and are indicated on the map on the adjoining page. Each structure is coded with the original use for which it was designed. A listing by street address is included at the rear of the report. From this listing of resources, a further selection has been made, sketches of which appear to illustrate the variety and characteristics of Central District design resources. The selection presented is intended merely to serve as a preliminary introduction to some of the resources. It is not a final evaluation or recommendation, nor is it a comprehensive listing. Many fine buildings are not noted because they are in no danger or due to limitations on the size of this report. In a later planning stage, a comprehensive ranking will be made of those resources which should be preserved for the future or whose full value should be realized while economic life remains.

SELECTED DESIGN RESOURCES

Design resources presented here are classified according to area. The area designation is based not only upon a general inspection of location, but also on architectural character, and the characteristics of the activity accommodated. Areas vary in relative importance, number of significant structures, and internal architectural homogeneity. Generally, however, they coincide with the planning areas of the Central District Sketch Plan, which the City Planning Department is testing and evaluating.



MIDDLE BROADWAY

This most intense core of the Central District includes a mixture of structures of varying architecture and scale. The variety is consistent with the continuing historic importance of the area. Rather than seeking homogeneity, the area should express this historic continuity by preserving and utilizing the best structural examples of different growth periods. Although there are many buildings and places with major significance or noteworthy names, two public spaces have been singled out for special attention. These are City Hall Plaza, and the 15th Street pathway between San Pablo Avenue and Telegraph Avenue. Other important places, such as the intersections of Telegraph Avenue and Broadway, 14th Street and Broadway, and 15th Street and Broadway, are not treated.

9

City Hall Plaza is potentially one of the most outstanding urban spaces in the nation. It is architecturally defined by the walls of surrounding buildings representing different periods and styles. A triangular shape, street approaches, and City Hall tower provide unusual interest and focus. Presently, wide streets, parking areas, light poles, and chain fences on its periphery, confuse its relationship to surrounding buildings and severely reduce its visual and functional utility as a major park area of the Central Business District.

The sketch suggests a number of ideas to strengthen the Plaza's inherently excellent design, including the following:

(a) Emphasis of the enclosure of the Plaza through surrounding buildings;



(b) Elimination of the existing pattern of street light poles and other vertical elements which now creates visual barriers within the defined space;

(c) Narrowing of Washington Street, and use of a prominent pavement design to integrate City Hall with the Plaza;

(d) Establishment of a strong visual and pedestrian connection between 15th Street, the Plaza, City Hall, and Washington Street; and

(e) Design of the planted areas to accommodate pedestrian movement and seating areas without endangering the landscaping.

10

The juxtaposition of these strikingly different Victorian facades along San Pablo Avenue makes an important contribution to the heterogeneity of the Middle Broadway Area.



Fifteenth Street, between Broadway-Telegraph and San Pablo Avenue, becomes an exciting pedestrian connection between City Hall Plaza and the center of the commercial core. The narrow aisle-like quality of the path, and the contrast linking the Plaza's greenery at one end and the intense commercial activity at the other, offer a unique visual experience. The sketch incorporates the following design concepts:

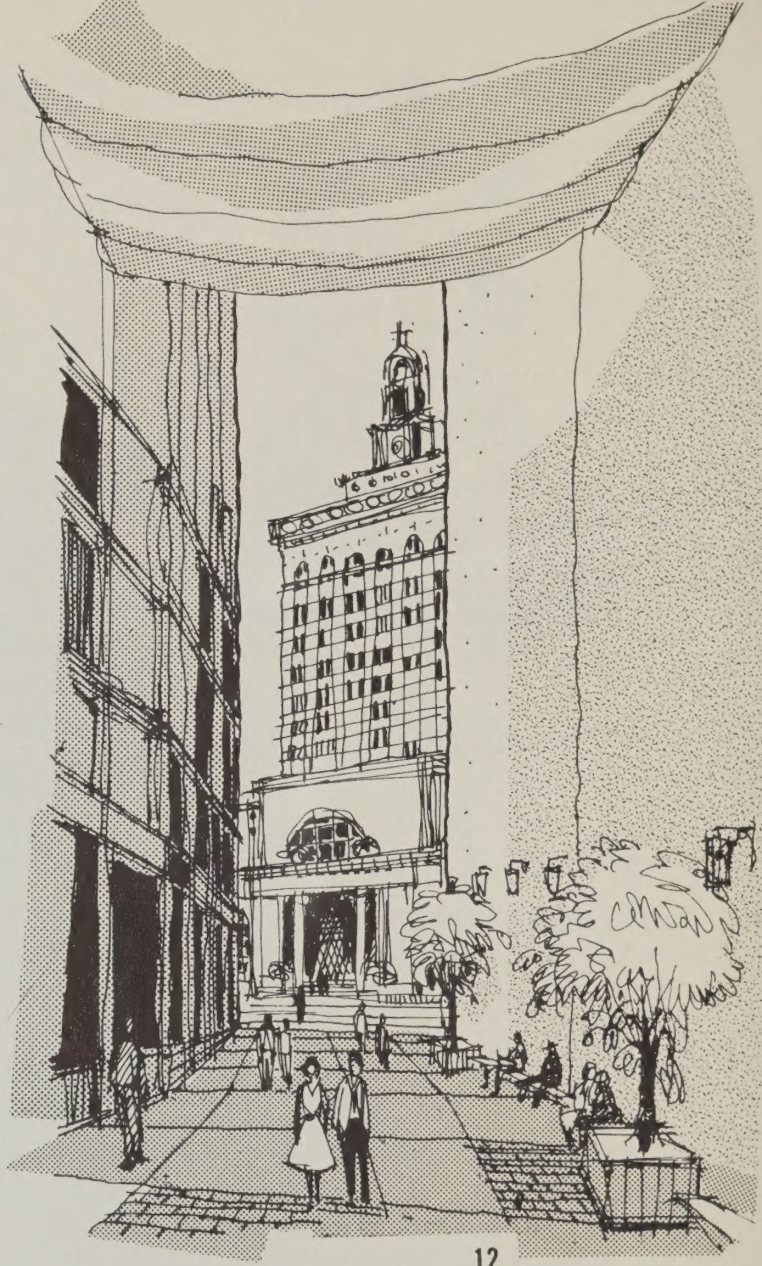
- (a) Directing strong attention to entry points, possibly through use of an ornamental gate and an interesting pavement design extending beyond the entry points; and
- (b) Recognition and accenting of the depth and narrowness of the pathway through use of small light fixtures and planting in scale with the confined space.



11

13

The Pierce Building, a fine example of the early "Gothic Skyscraper" period, expresses the important Telegraph-Broadway confluence and is an Oakland landmark. Recent remodeling has already destroyed the graceful arched facade at street level.



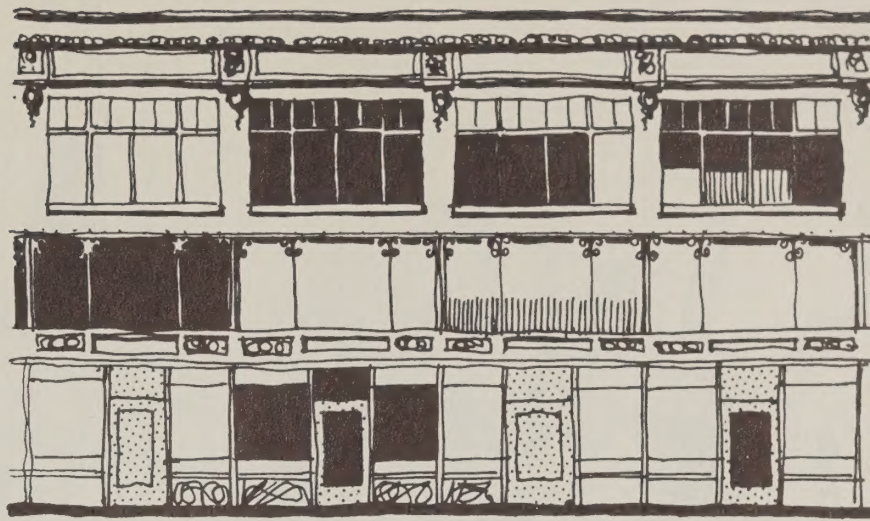
12



13

14

The delicate detailing of wrought iron on the bays of the Pardee and Wetmore Building makes this structure significant by imparting an architectural style derived from its use.



14

15

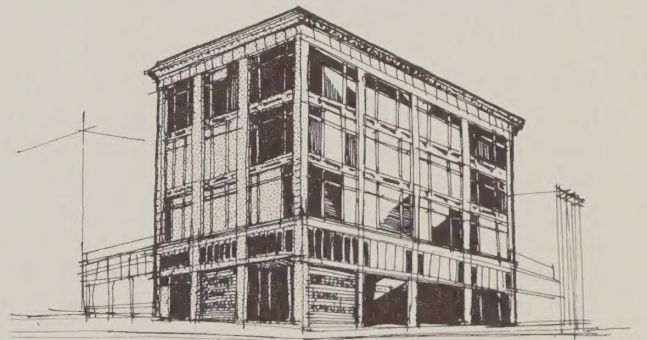
The height, color and form of a brick classical structure at the corner of San Pablo Avenue and Clay Street accentuate the convergence of the streets.



15

16

A "Chicago Style" structure at the corner of Clay and 14th Streets is typified by direct expression of the structural frame and a large expanse of glass.



16

17

The White Building on 15th Street, with fine detailing, excellent proportions and unique structural character would make a valuable contribution to any urban street. Its continuous ribbon of glass on the second story presaged an architectural era which was yet to come.



17



UPPER BROADWAY

The northern segment of the Central District generally represents a later period of central Oakland's development. Its buildings, except for scattered residential structures, represent the first major commercial growth in the area occurring in the 1920's and early 1930's. They form the major architectural contribution of the area.

18, 19

These two buildings with a Mediterranean character are representative of the architecture of the 1920's. Texture and color of the tile roofs and their contrast with a stucco finish provide visual interest. The rhythm of the facade design, unobstructed by signs, is especially pleasing.



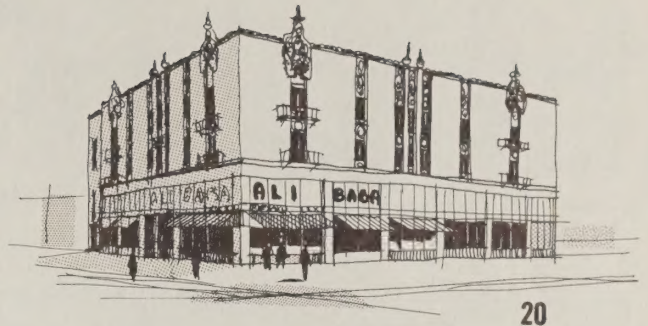
18



19

20

Also characteristic of the 1920's is this building with a Moorish flavor. The sketch incorporates simple changes in the street-level facade and a new placement of an identification sign now covering a section of vertical fenestration and ornamentation on the upper story.



21

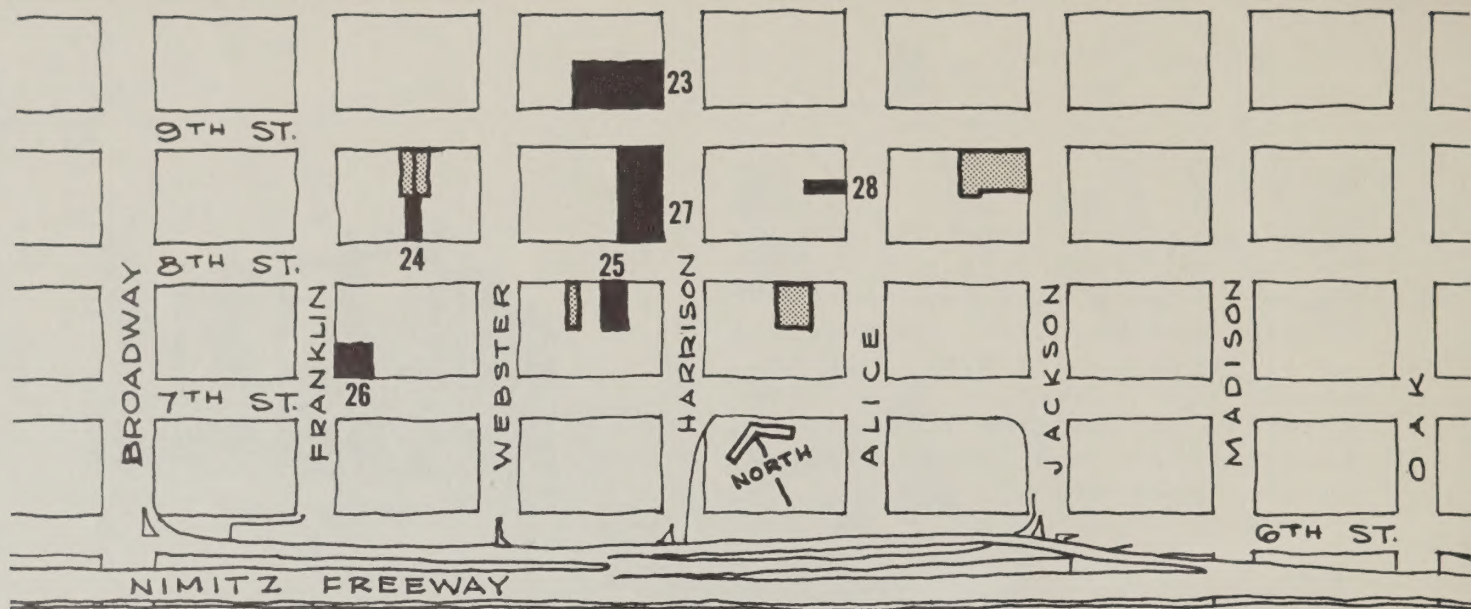
Located at the triangular intersection of Broadway and Franklin, the First Methodist Church with its classical revival style provides a major focus and identification of the intersection and adjoining areas. But its full impact is now limited by large billboards and signs obscuring it from northern approaches.



22

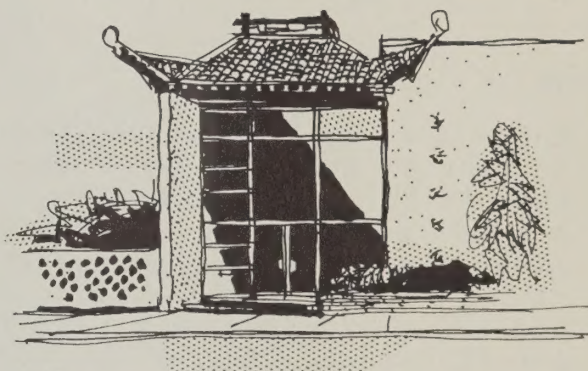
This building design by Bernard Maybeck in 1928 as an automotive sales building still serves its original function. Its fine design and features exemplifying the creative genius of its designer make it worthy of preservation. The drawing suggests a redesign of the facade now marred by a large sign covering columns supporting the soaring arches. As suggested, the sign is divided into three sections slightly recessed behind the column faces so that the total column-arch design remains intact.





LOWER BROADWAY - CHINATOWN

A rich cultural heritage is reflected in buildings scattered throughout an area serving as the cultural and community center for East Bay Chinese residents. The distinctive quality is reinforced by diverse specialized Chinese commercial activities. Recognition and utilization of these resources will enhance the area's identity, encourage harmonious development, and strengthen its community life.



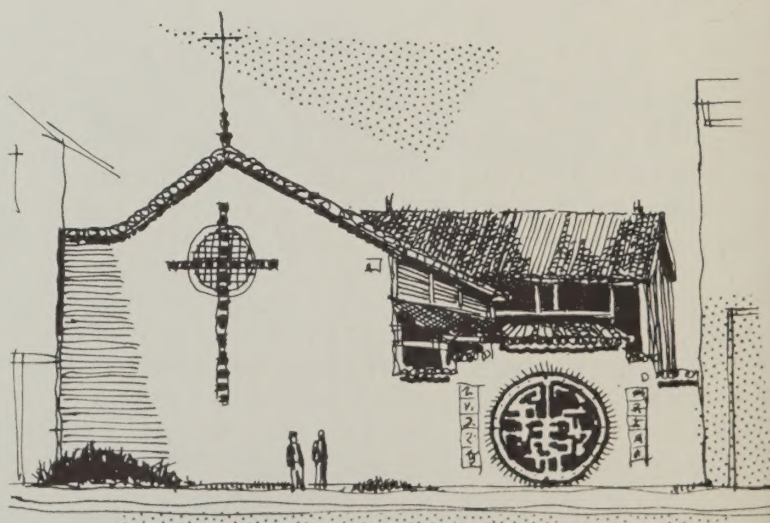
23

Chinese Community Center



24

Bing Kong Tong, Chinese Freemasons



25

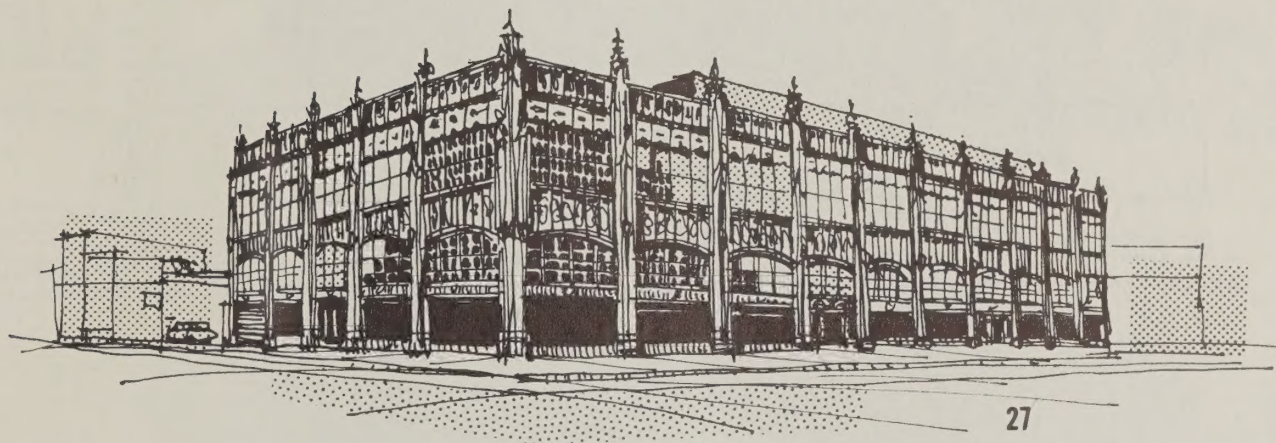
Chinese Community Methodist Church

26

This building at the corner of 7th and Franklin Streets is constructed of reinforced concrete. With repair of its ornamentation and proper maintenance it should have a long structural life.



26



27

27

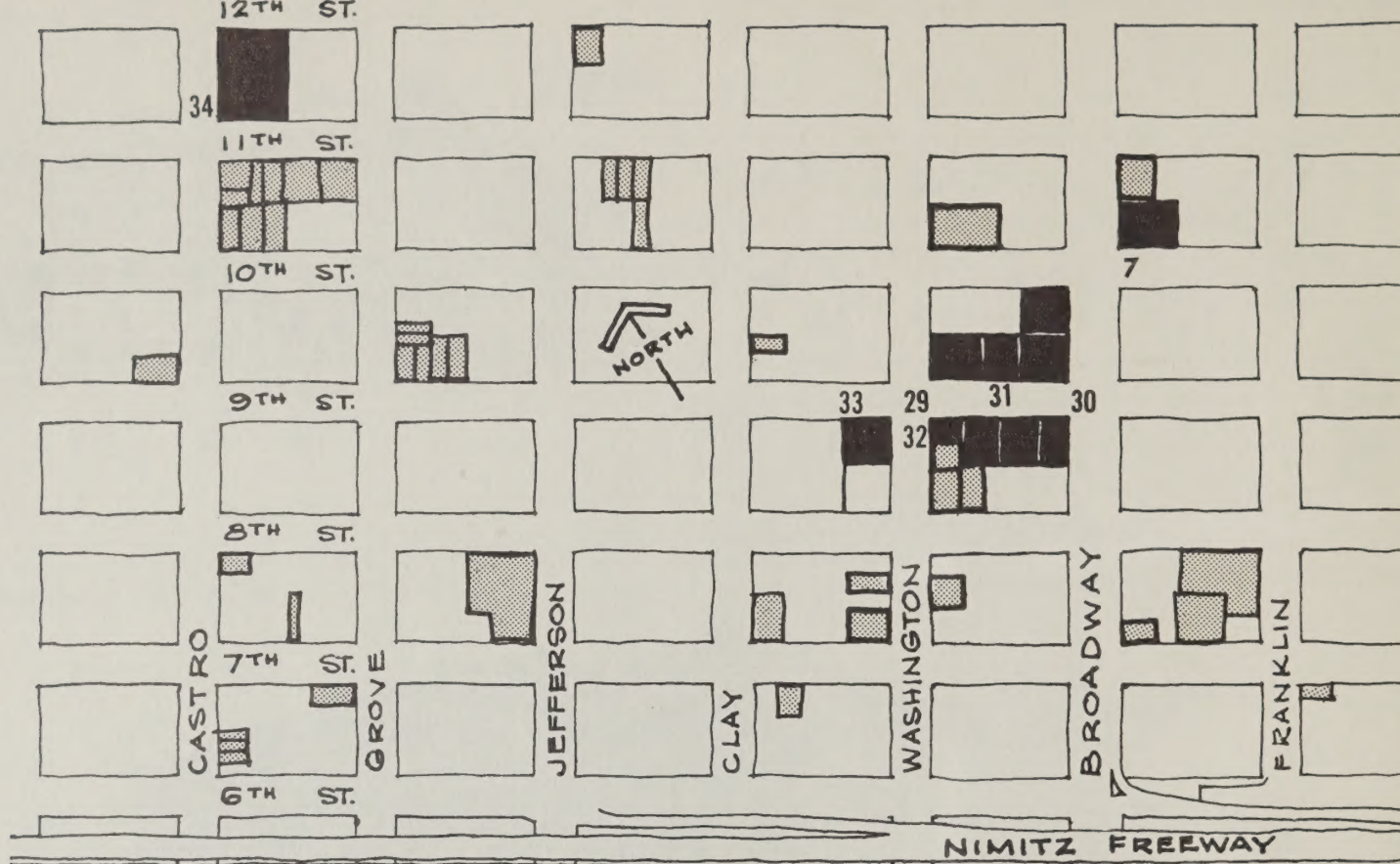
This Gothic-inspired structure, with its exuberant yet delicate ornamentation, would effectively complement buildings with an oriental character. Its interior space could accommodate a variety of beneficial commercial activities.

28

Dating from the early part of this century, this now vacant fire station has strong ties with early Oakland history. A huge arched entrance, bold cornice details, and balconies provide valuable design assets.



28



LOWER BROADWAY - VICTORIAN AREA

The Victorian Area within Lower Broadway is characterized by structures developed when the Central District centered on the Area in the late 19th Century. It includes commercial activities near Broadway and Washington Streets gradually changing to residential uses in the west. With proximity to the present core of the Central District, Chinatown, and Jack London Square, and with good freeway access, the area has great potential.

The most outstanding concentration of commercial Victorian structures in the western United States is located on both frontages of 9th Street between Broadway and Washington Streets. These buildings are still in their original form, with the exception of a few minor changes.

A preliminary inspection by interested architects has revealed that the buildings are structurally sound and, in some instances, retain the original interior finish in good condition. Interest and concern for the buildings has already been expressed by the California Heritage Council, East Bay architects, and other individuals.

29, 30

Two sketches, looking east and west respectively on 9th Street, show the continuity of Victorian facades and the quality of architectural design. Implied in the drawings are two policies: to retain the entire block frontage in its original design; and to relate public areas to the architecture by widening the walk, employing appropriate paving treatment, and using lighting fixtures and planting of a proper scale and ornamental quality.

29

Washington & 9th
looking east



30

Broadway & 9th
looking west



31

The Portland Hotel is a single example of the quality of buildings forming the 9th Street grouping.



32

The Hotel LaSalle on the south side of 9th Street.



33

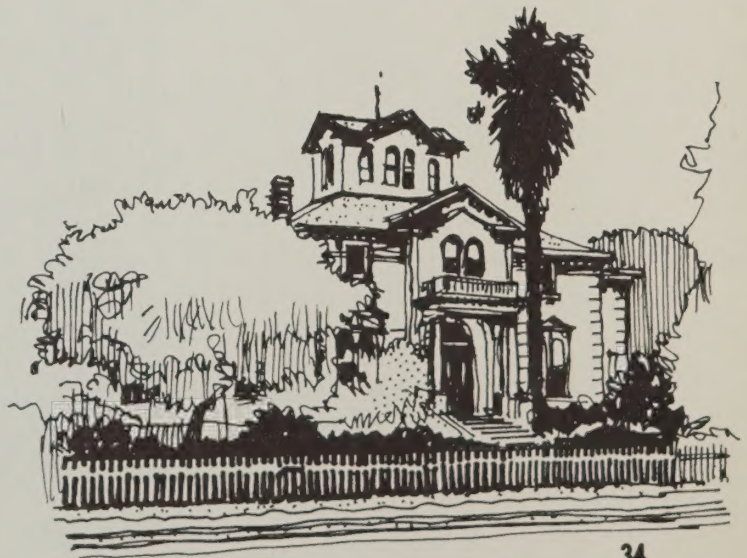
The Rex Hotel is typical of other fine buildings located throughout the Victorian Area.

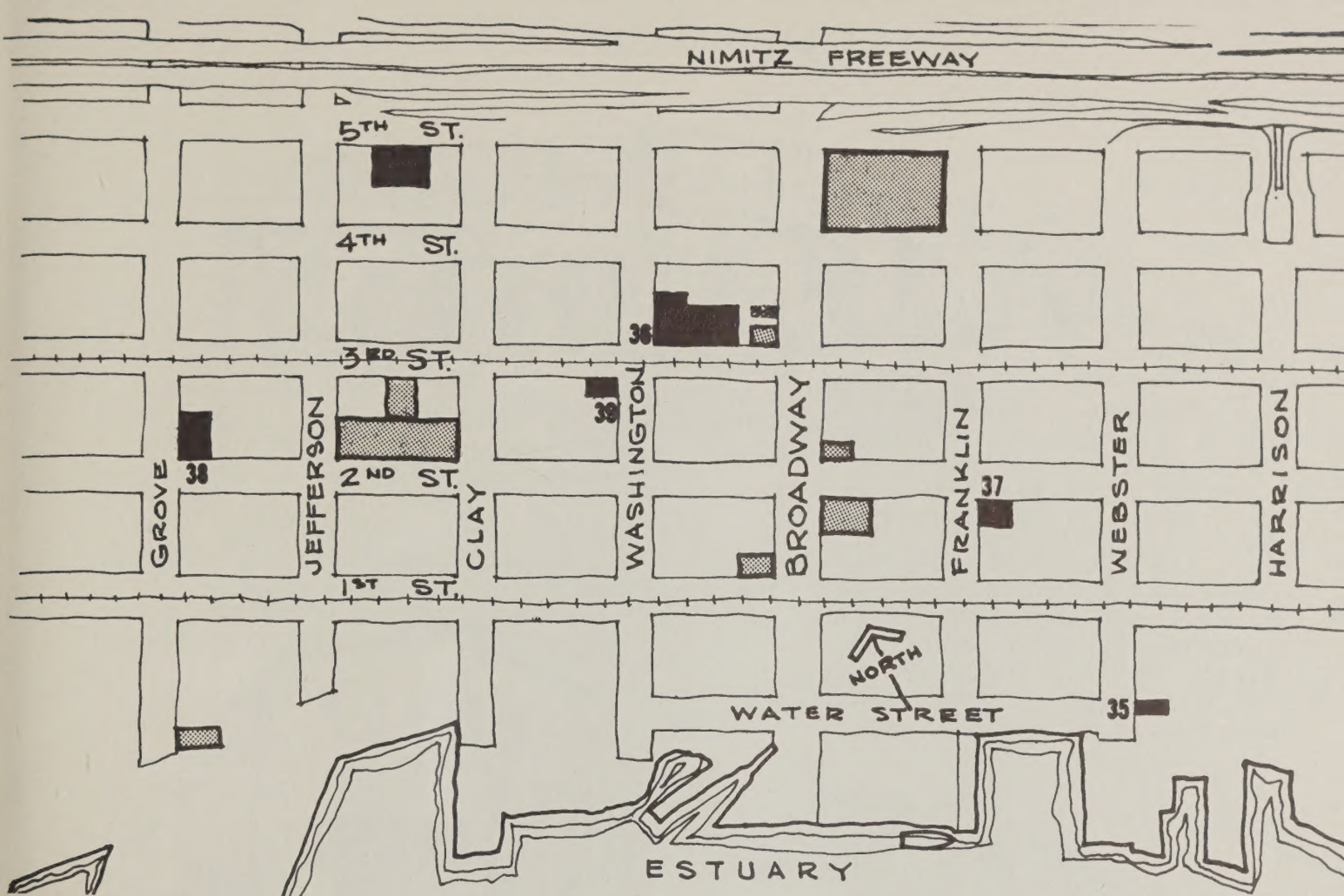


34

The fine Victorian mansion which was once the residence of Governor Pardee is located at the western end of the area. Built in 1880, the residence, carriage house and water tower, and surrounding grounds, are intact and well maintained.

The clustering of buildings, their uniformly excellent design and sound structural condition, and locational advantages, suggest that the revitalization of this area can be justified on economic, as well as visual and historic grounds.





JACK LONDON SQUARE

Port and shipping functions have always been a major source and nucleus of Oakland's industrial growth. Jack London Square has a strong identification with the origin of Oakland reinforced by association with the wharf and shipping facilities. Most of the notable structures are plain and utilitarian, reflecting the area's economic significance. Nevertheless, they are excellent examples of their types and possess useful design features. As is common in such utilitarian buildings, the internal space can be readily converted to accommodate varying activities. The space requirements of the entertainment and restaurant establishments locating here are well suited to these older structures, provided they are put and maintained in good condition.

35

Heinolds' First and Last Chance, although minimally significant from a visual standpoint, has an important historic association with the life of Jack London. Expansion to the east of the Port of Oakland's recreation and restaurant facilities will allow this building to relate better to the increasingly vital activity of Jack London Square.





36

The Western Pacific Train Depot combines a fine design with obvious functional and historic importance. In the event it is vacated by its present activity these qualities will ensure its continuing commercial value.



37



39

37, 38, 39

These three industrial and warehousing facilities exhibit clarity of structure and integrity of design. Although they are representative of the turn of the century they still offer continuing opportunities for economic usefulness.



38

Perhaps more than any other area of the Central District, Jack London Square should retain visual identification with the era of its namesake through preservation and appropriate design.

OTHER AREAS

Several other areas of the Central District not treated in this report contain notable design resources. The Sycamore Area between Grove and 27th Streets, and Telegraph and West Grand Avenues, has many fine Victorian residences. The construction of the Grove-Shafter Freeway and the Bay Area Rapid Transit System, however, will bisect the area and seriously limit its residential potential. But these structures might economically be moved to more suitable locations and related to similar buildings. The list at the end of this report includes the addresses of a number of such buildings worthy of relocation.

Another area undergoing major change is the Lakeshore Residential Area, between Harrison, 14th, and 19th Streets, and Lake Merritt. Although a few examples of early residential architecture remain, it is questionable whether they can be economically preserved under pressure of increasing apartment development. However, such structures might be converted to residence clubs, institutional uses, or quality apartments. An interim period before total transition to higher-density residential development should allow such use. Their distinctive grace and change of scale will lend interest and esthetic appeal to the area.

40

The quiet, rustic charm of this timber and stucco dwelling provides a marked contrast with its contemporary surroundings.



41

This Classical Revival mansion, with adjoining carriage house, gives us some appreciation of the elegance of Oakland's early residences.



MEANS OF ACCOMPLISHMENT

The Central District Plan will include a section establishing a detailed and phased program for effectuation of the plan. Several of the legal and administrative tools now being studied to encourage proper use of design resources include the following:

1. Creation of private development corporations or associations engaged in area preservation and rejection of inappropriate remodeling, additions or signing. Such private bodies could utilize various legal devices, including covenants running with the land and architectural review boards.

2. Provision of design advisory services by the staff of the City Planning Department and/or privately financed agencies.

3. Purchase or taking by eminent domain of historically significant structures by private or governmental agencies. The projects undertaken by the State Division of Beaches and Parks in Monterey, Sacramento and Columbia are typical examples.

4. Establishment of detailed design objectives and standards to be used in related public facilities. Standards may apply to design and placement of street fixtures (parking meters, street lights, utility lines, etc.), street design (dimensions and materials of road and walk areas), freeways, parking lots, and landscaping of related public areas.

5. Revision of Building Code requirements for selected buildings to eliminate provisions destructive of architectural or historic values.

6. Enactment of municipal development controls to guide development, including the following devices:

- (a) Zoning regulations to ensure compatibility of use, limit bulk and coverage, provide parking, open space, and landscaping and screening, and prescribe performance standards. The proposed revision of the Oakland Zoning Ordinance includes such regulations.

- (b) Design review procedures to permit detailed review of remodeling, alteration, signs, painting, and new construction in critical areas. Such review procedures are now operative around Lake Merritt, the Hall of Justice, the site of the proposed Coliseum, the Civic Center, and Medical Center Hill.

- (c) Historic preservation zones employing procedures similar to design review, and applied in areas of historic significance. Such provisions are widely used in other cities in California and the nation. They are not intended to promote imitation of original styles, but rather to encourage good contemporary solutions respecting, and relating to, existing structures. The ordinance would attempt to integrate harmonious new development into the existing setting. It would specify similar or complementary materials, scale, proportion of architectural elements (windows, doors, roofs, ceilings, heights, etc.),

prominent detailing, landscaping, parking, signs, and entourage. In addition, it would provide protection against detrimental changes in existing historic buildings. All such regulatory devices require the formulation of explicit objectives and design criteria in order to avoid inconsistent or arbitrary judgments. The studies now under way will provide the basis for formulation of such objectives and criteria.

Ultimately, however, the most direct way to accomplish the goals and values embodied in this report is through awareness and understanding by the individual citizen. It is hoped that the illustrations and text have stimulated a pride in the visual assets of our community and a resolve to preserve them. Secondarily, we hope that potential users of these structures are convinced that they have real economic value and can play a useful functional role. Surely the most powerful force in the realization of a visually interesting and attractive community is the action of the individual developer. Our attempt has been to highlight some facts and concepts which will afford a sound basis for rational and responsible action.

The services of designers of proven competence and sensitivity should be utilized wherever possible. Persons interested or engaged in this effort may also wish to call upon the staff of the City Planning Department for assistance.

UPPER BROADWAY

2	518	20th Street
	373	21st "
	345	" "
	480	23rd "
21	351	24th "
	352-54	" "
	444	" "
	1488	Alice
4	2017	Broadway
	N.W. cor.	9th & Castro
	2101	Franklin
19	25	Grand
18	100	"
20	101	"
22	2101	Harrison
	2300	"
	2332	"
	2333	"
	2700	"
	40	Montecito
	1551	Oak
	1555	"
	1809	Telegraph
	N.W. cor.	20th & Telegraph
3	2267	Telegraph
	2346	Valdez
	2430-36	"
	2333	Waverly
	1515	Webster
	1732	"

MIDDLE BROADWAY

	423	12th Street
	270	13th "
	301-33	" "
	369	" "
	403	" "
	414	" "
	508	" "
	654	" "
	682	" "
	221	14th "
	408	" "
	571	" "
	577	" "
	617	" "
	659	" "
	685	" "
17	327	15th "
	375	" "
	376	" "
	415	" "
11, 12	15th bet.	Bdwy. & San Pablo
	585	17th Street
	595	" "
	607-41	18th "
	1549	Alice

Fountain, Bdwy. & Telegraph Bus sta., " " "

8	1300	Broadway
	1317	"
	1323	"
	1419	"
13	1601	"
	1720	"
	1744	"
	1750	"
	1948	"
	2026	"
	916	Clay
	1215	"
	1216	"
	1301	"
	1314	"
16	1324	"
	1325	"
	1611	"
	N.W. cor.	9th & Castro
	1730	Castro
	1105	Franklin
6	1428	"
	1431	"
	1447	"
	1504	"
	1701	"
	1751	"
	1801	"
	1308	Grove
	1432	"
	1531	"
	1432	San Pablo
14	1515	" "
10	1612	" "
10	1620-29	" "
15	1633	" "
	1631	Telegraph
	1718	"
	1809	"
	1823	"
	St. lights,	20th & Telegraph
5	1323	Washington
9	1401	"
	1501	"

LOWER BROADWAY

	418	7th Street
	464	" "
	535	" "
	655	" "
	472	8th "
31	476	9th "
32	483	" "
29	484	" "
	630-36	" "
	644	" "
	428	10th "

	576	10th Street	26	700	Franklin
	682	" "		833	Jackson
	696	" "	27	815	Harrison
	571	11th "	<u>OTHER AREAS</u>		
	575	" "		672	15th Street
	583	" "		672-78	17th "
	653	" "		684-86	" "
	663-69	" "		696	18th "
34	672	" "		554-66	21st "
	589	12th "		561-67	22nd "
	704	Broadway		570	" "
30	901	"		578-82	" "
7	1000	"		84-94	" "
	1018	"		600	" "
	606-612	Castro		614-22	" "
	726	"		630-34	" "
	1014	"		638	" "
	622	Clay		556	23rd "
	708	"		560-64	" "
	622	Franklin		589	" "
	717	"		594	" "
	914-22	Grove		522	24th "
	922	"		540	" "
	701-715	Jefferson		553	" "
	701	Washington		563	" "
	716	"		570-76	" "
	721	"		583	" "
	727	"		427	25th "
	802	"			
	818	"		156	17th "
33	825	"		240	" "
	832	"			
<u>JACK LONDON SQUARE</u>			40	1494	Alice
	552-94	2nd Street		1707	Harrison
36	480	3rd "	41	1570	Jackson
	569	" "		1563	Madison
1	567-81½	5th "		1445	Oak
	100	Broadway		66-76	7th Street
	116	"		115	12th "
	200	"		200	" "
	301	"		269	" "
	313	"		1009	Madison
	420	"		1545	Oak
37	142	Franklin		Oakland Auditorium	
	50	Grove		541	25th Street
38	202	"		574	" "
39	221	Washington		581-87	" "
35	90	Webster		588	" "
				431	26th "
				609	27th "
				2100	Grove
				1820-24	Castro
				2101-11	"
23	259	8th Street		2211	Telegraph
25	321	" "		2217	"
	333	" "		2338	"
24	376	" "		1917	San Pablo
	316	9th "		553	Sycamore
	375	" "		572	"
28	817	Alice		580	"

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